

# Your Manufactured/Mobile Home

*What homeowners and contractors should know when altering a home*



## Homeowners, please consider this:

- Protect your investment by making sure your contractor is registered and obtains all permits, inspections and approvals required by law.
- The lack of a permit, inspection, and approval could affect the safety of your home, your ability to obtain home financing, and your ability to obtain insurance or collect on insurance claims.
- A permit, inspection and approval will ensure that the work done on your home conforms with current manufactured/mobile-home safety codes.
- Even if the title has been eliminated on your manufactured/mobile home, alterations still require a permit, inspection, and approval by the Department of Labor & Industries (L&I).
- If you are having a new manufactured home placed, be sure that your registered contractor employs a Certified Installer. You can verify an installer's certification online at [www.Lni.wa.gov/FAS](http://www.Lni.wa.gov/FAS) or by calling 1-800-647-0982.

## Registered contractors, before you begin an alteration job, please consider this:

- You must purchase alteration permits and have all alterations approved, as required by law.
- You could face a fine of up to \$1,000 or an audit for failing to obtain a permit before beginning an alteration job. Each day and each location on which a violation occurs constitutes a separate violation.

- Additional penalties can be levied for failure to correct any violations noted during an alteration inspection.

## Problems? Complaints? Contact L&I's Consumer Assistance Program:

- If you own a new manufactured home, we can help you work with the manufacturer or dealer to correct defects in the home.
- Call 1-800-647-0982.



## Contractor Information at L&I

Website:  
[www.Lni.wa.gov/Contractors](http://www.Lni.wa.gov/Contractors)

Toll-free:  
**1-800-647-0982**



Washington State Department of  
**Labor & Industries**  
*Factory Assembled Structures Program*

*Upon request, foreign language support and formats for persons with disabilities are available. Call 1-800-547-8367. TDD users, call 360-902-5797. L&I is an equal opportunity employer.*

## Which alterations require a permit and inspection?

The following definitions apply to the examples of alterations shown in this list:

- **Alteration:** The replacement, addition, modification or removal of any piece of equipment or installation that affects the construction, planning considerations and fire safety, or the plumbing, mechanical or electrical systems.
- **Repair:** To restore an item to sound construction.
- **Replacement:** The act or process of replacing; to substitute.

Note: Even if your alteration is exempt from a permit, it must meet code requirements found in WAC 296-150M.

TYPE OF WORK	Alteration Permit and Inspection Required
<b>Air Conditioner/Heat Pump</b>	
(a) New installation	Yes
(b) Replacement	Yes
(c) Reconnection after moving home	Yes
(d) Repair	No
(e) Adjustment and/or maintenance	No
<b>Bottom Board – Repair of normal deterioration</b>	No
<b>Clothes Washer</b>	
(a) New installation (pre-plumbed and wired)	No
(b) Replacement	No
(c) Repair with approved parts	No
(d) Adjustment and/or maintenance	No
<b>Clothes Dryer (Electric or Gas)</b>	
(a) New installation (pre-wired electrical or pre-plumbed gas)	No
(b) Replacement	No
(c) Repair with approved parts	No
(d) Adjustment and/or maintenance	No
(e) Replace electric dryer with gas, or gas dryer with electric, when modifications to electrical or gas systems are performed	Yes
<b>Dishwasher</b>	
(a) New installation	Yes
(b) Replacement	
(i) Cord connected	No
(ii) Direct wired	Yes
(c) Repair	No
(d) Adjustment and/or maintenance	No
<b>Doors (Interior and Exterior)</b>	
(a) Additional*	Yes
(b) Replacement of door that fits	No

TYPE OF WORK	Alteration Permit and Inspection Required
<b>Electrical</b>	
(a) Replacing main electrical panel	Yes
(b) Adding circuits	Yes
(c) Extending existing circuit(s)	Yes
(d) Replacing lighting fixtures****	No
(e) Replacing circuit breakers/fuses	No
(f) Replacing switches, receptacles, light bulbs, fluorescent tubes and glass or plastic shades	No
(g) Repairing bath exhaust fans	No
(h) Repairing fans in kitchen range hoods	No
<b>Exterior Finish</b>	
(a) Painting	No
(b) Replacement of siding*	Yes
<b>Furnace (Electric or Gas)</b>	
(a) New installation	Yes
(b) Replacement	Yes
(c) Repair	No
(d) Adjustment and/or maintenance	No
(e) Replace electric furnace with gas furnace	Yes
(f) Replace gas furnace with electric furnace	Yes
(g) Change from LP gas to natural gas or from natural gas to LP gas per its listing	No
<b>Gas Lines</b>	
(a) New installation	Yes
(b) Extend existing gas line	Yes
(c) Repair	Yes
<b>Interior</b>	
(a) Painting, wallpapering and similar finish work	No
(b) Replacement or addition of curtains, drapes, blinds, window shades and other window coverings	No
(c) Replacement of carpeting and other floor-covering materials with similar materials	No

TYPE OF WORK	Alteration Permit and Inspection Required
<b>Microwave Oven (Over range)</b>	
(a) New installation when electrical system modifications are performed	<b>Yes</b>
(b) Replacement	<b>No</b>
(c) Repair	<b>No</b>
(d) Adjustment and/or maintenance	<b>No</b>
<b>Microwave Oven (Countertop)</b>	<b>No</b>
<b>Pellet Stove/Wood Stove/Fireplace</b>	
(a) New installation	<b>Yes</b>
(b) Replacement	<b>Yes</b>
(c) Repair	<b>No</b>
(d) Adjustment and/or maintenance	<b>No</b>
<b>Plumbing</b>	
(a) Adding plumbing fixtures****	<b>Yes</b>
(b) Repairing damage***	<b>Yes</b>
(c) Replacing fixtures***	<b>Yes</b>
(d) Repairing fixtures***	<b>No</b>
(e) Replacement/repair of shower doors and curtains	<b>No</b>
<b>Range/Cook Top/Eye-Level Oven (Electric or Gas)</b>	
(a) Replacement	
(i) Cord connected	<b>No</b>
(ii) Direct wired	<b>Yes</b>
(iii) New gas installation	<b>Yes</b>
(iv) Replace gas appliance with no change in gas line	<b>No</b>
(v) Replace electric with gas appliance(s)	<b>Yes</b>
(vi) Replace gas with electric appliance(s)	<b>Yes</b>
(b) Repair with approved parts	<b>No</b>
(c) Adjustment and/or maintenance	<b>No</b>
<b>Roofing</b>	
(a) Reroofing*	<b>Yes</b>
(b) Applying liquid or mastic roof sealant to a metal roof	<b>No</b>
(c) Repair of damaged composition shingles	<b>No</b>

TYPE OF WORK	Alteration Permit and Inspection Required
<b>Structural changes</b>	
(a) Adding a dormer*	<b>Yes</b>
(b) Truss repairs	<b>Yes</b>
(c) Add opening in wall**	<b>Yes</b>
(d) Add gypsum board to walls or ceilings*	<b>Yes</b>
(e) Repair or replace floor decking/joists*	<b>Yes</b>
(f) Self-supporting decks and awning	<b>No</b>
<b>Water Heater (Electric or Gas)</b>	
(a) Replacement	<b>Yes</b>
(b) Repair	<b>No</b>
(c) Adjustment and/or maintenance	<b>No</b>
(d) Replace electric water heater with gas	<b>Yes</b>
(e) Replace gas water heater with electric	<b>Yes</b>
(f) Change from LP gas to natural gas or from natural gas to LP gas per its listing	<b>No</b>
<b>Windows</b>	
(a) Replacement in same opening with no structural changes*****	<b>No</b>
(b) Replacement when structural changes are required*	<b>Yes</b>
(c) Replacement of glass	<b>No</b>

### Earthquake-resistant bracing systems

- Earthquake-resistant bracing systems are not an alteration to a home.
- Licensed contractors need to install them.
- A certified installer must be on site when they are installed.
- The local building department must inspect the installation.

\* May require a plan review. Please contact your local L&I representative.

\*\* May also require a plan review. The department has detailed drawings you may use for openings in sidewalls. Please contact your local L&I representative.

\*\*\* Fixtures include: faucets, sinks, lavatories, laundry tubs, water closets (toilets), tubs, showers and tub/shower combos. A permit is not required for replacing a sink or toilet with a like fixture as long as there are no changes to the water or drain lines.

\*\*\*\* Fixtures must be installed per their listing and intended use.

\*\*\*\*\* Windows in bedrooms must be of egress type.

## Why does L&I require permits and inspections?

Think of L&I as Washington’s “building department” for all factory-built structures in the state. Statewide consistency allows the industry to meet one standard and work with one entity rather than 39 different counties and multiple city jurisdictions.

Since 1968, L&I has been responsible for inspections of recreational vehicles, commercial coaches, modular buildings and mobile homes, manufactured housing, park trailers, vendor/medical units and temporary housing.

### L&I provides:

- Factory inspections both in state as well as across the United States for products entering Washington.
- Inspection of alterations for both manufactured and mobile homes.
- Inspection of manufactured-housing (HUD) factories.
- Administering the Consumer Assistance Program.
- Responsible for the Installer Certification Program.

## Play it safe and contact L&I before you alter a manufactured/mobile home.

- Visit L&I’s Factory-Built Structures website at [www.Lni.wa.gov/FAS](http://www.Lni.wa.gov/FAS).
- Verify that your contractor is registered. Look up a contractor online at [www.Lni.wa.gov/Contractors](http://www.Lni.wa.gov/Contractors), or call 1-800-647-0982.
- Call the L&I office nearest you.



## L&I Offices

Aberdeen.....	360-533-8200
Bellevue .....	425-990-1400
Bellingham.....	360-647-7300
East Wenatchee.....	509-886-6500
Everett.....	425-290-1300
Kelso .....	360-575-6900
Kennewick.....	509-735-0100
Moses Lake .....	509-764-6900
Mount Vernon.....	360-416-3000
Pullman .....	509-334-5296
Sequim .....	360-417-2700
Silverdale.....	360-308-2800
Spokane .....	509-324-2600
Tacoma.....	253-596-3800
Tukwila .....	206-835-1000
Tumwater.....	360-902-5799
Vancouver .....	360-896-2300
Yakima .....	509-454-3700